

# LINDENWOOD

Lots 1 thru 110, inclusive & out Lots 1 thru 8, inclusive

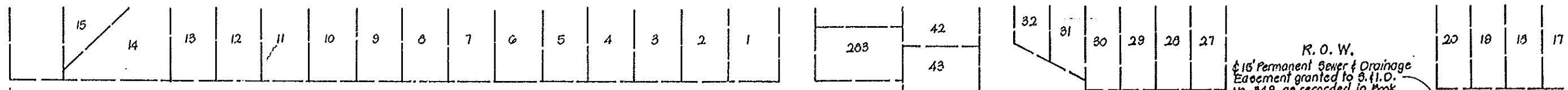
Being A Platting of Part of the NW 1/4 of Section 13, T15N, R11E of the 6th P.M., Douglas County, Nebraska.



### NOTE

There will not be any direct vehicular access permitted onto Blondo Street over the north lot line of Lots 84 thru 94, inclusive.

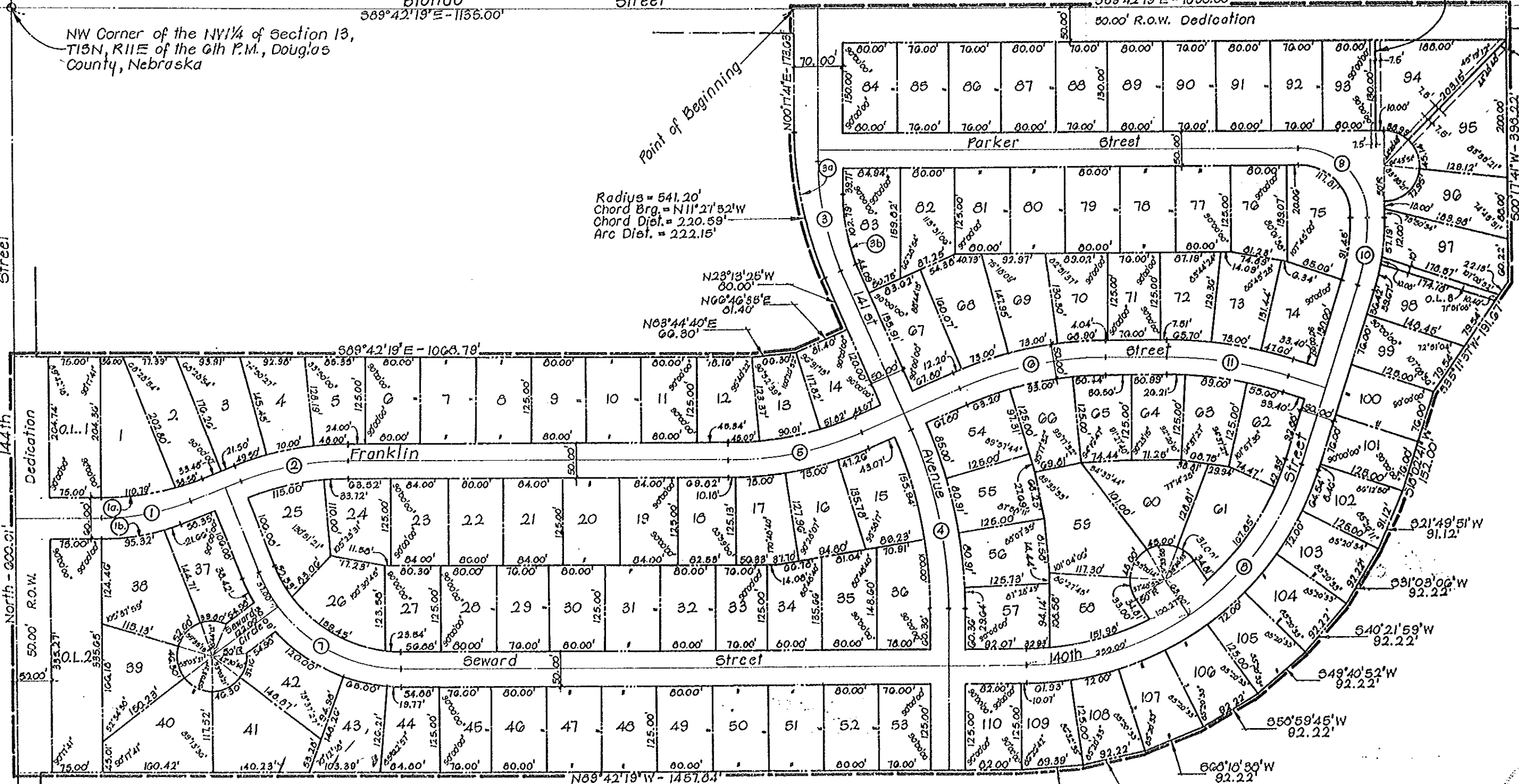
R. O. W.  
 15' Permanent Sewer & Drainage Easement granted to S.F.D. No. 849 as recorded in Book Page of the Douglas Co. Records



NW Corner of the NW 1/4 of Section 13, T15N, R11E of the 6th P.M., Douglas County, Nebraska

Radius = 541.20'  
 Chord Brg. = N11°27'52"W  
 Chord Dist. = 220.59'  
 Arc Dist. = 222.15'

N23°13'25"W  
 60.00'  
 N60°40'58"E  
 61.40'  
 N03°44'40"E  
 60.80'



15' Permanent Sanitary Sewer Easement granted to S.F.D. No. 849 as recorded in Book Page of the Douglas Co. Records

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Lindenwood: 1863/331  
11/29/89

Page ... of the Douglas Co. Records

DEDICATION

Know all men by these presents; that we, Royal Homes, Inc., (a Nebraska Corporation), being the Owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Lindenwood, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we hereby dedicate to the public, for public use, the streets as shown on this plat, and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys, and anchors, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

ROYAL HOMES, INC.

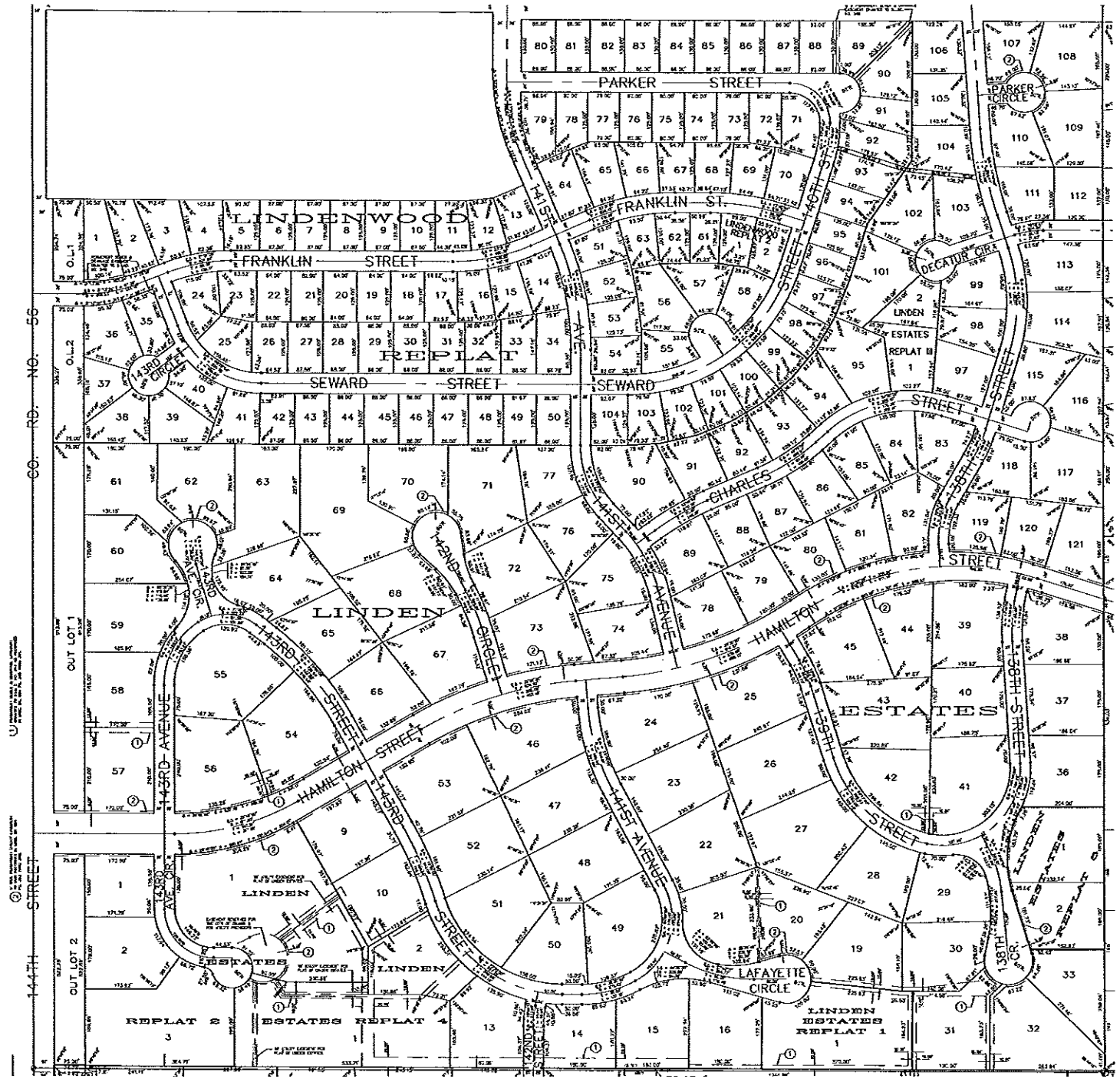
Barry A. Broder  
BARRY A. BRODER, PRESIDENT

Howard J. Friedman  
HOWARD J. FRIEDMAN, SECRETARY


ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)  
COUNTY OF Douglas) ss

The foregoing instrument was acknowledged before me this 15th day of February,  
... of Royal Homes, Inc., a Nebraska Corporation, on



N.W. 1/4 SEC. 13-15-11

|   |  |                            |  |
|---|--|----------------------------|--|
|  | <b>DOUGLAS COUNTY ENGINEER</b>                                       |                            | NE. 68116<br>OMAHA<br>156TH & W. MAPLE RD. |
|   | DRAWN BY: _____<br>DATE: _____<br>REVISION: _____<br>COMMENTS: _____ | NORTH ▲<br>SCALE 1" = 100' |  |